



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-43-16

Property Address: 910 S. Person Street

Property Owner: Sayed Hosseini

Project Contact: Sayed Hosseini

Nature of Case: A request for a 6' height variance, pursuant to section 5.4.3.F.15.g. of the Part 10A Unified Development Ordinance to allow for the construction of a 1.5 story detached house that results in a 30' tall detached house on a .08 acre property zoned R-10 and Neighborhood Conservation Overlay District located at 910 S. Person Street.



910 S. Person Street – Location Map

To BOA: 4-11-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-10 and Neighborhood Conservation Overlay District (Southpark)



910 S. Person Street – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-10

Lot Dimensions

Area (min)	4,000 SF
Width – interior lot (min)	45'
Width – corner lot (min)	60'
Depth (min)	60'
Density (max)	10 u/a

Yard Type Minimum Setback

Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'

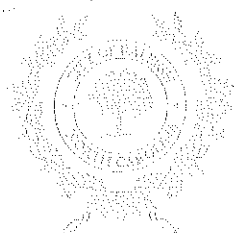
NCOD Standards: Southpark

- a. Minimum lot size: 3,000 square feet.
- b. Maximum lot size: 8,000 square feet.
- c. Minimum lot width: 40 feet.
- d. Maximum lot width: 80 feet.
- e. Front yard setback: Within 10% of the average front yard setback established by buildings on the same side of the block face of the proposed building, but not less than 8 feet or greater than 30 feet.

f. Building entrance: The main building entrance shall face the street from which the building is addressed. No upper story entrance shall be visible from an adjacent public street right-of-way.

g. Maximum building height: 25 feet.

h. Off-street parking: Parking shall be located to the side or rear of the building. With the exception of single-unit living, no parking areas shall be located in front of any principal building. Single-unit living parking shall be regulated according to Article 7.1.

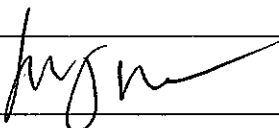
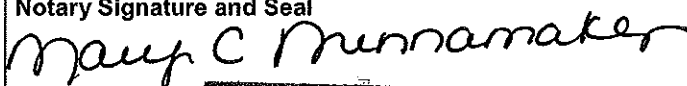
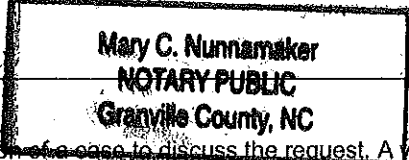


Planning & Development

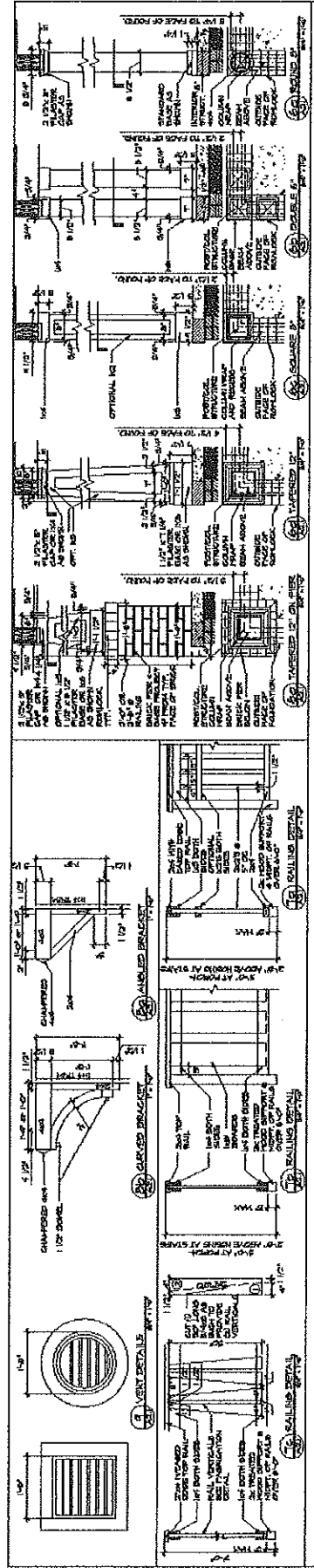
**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Variance Application

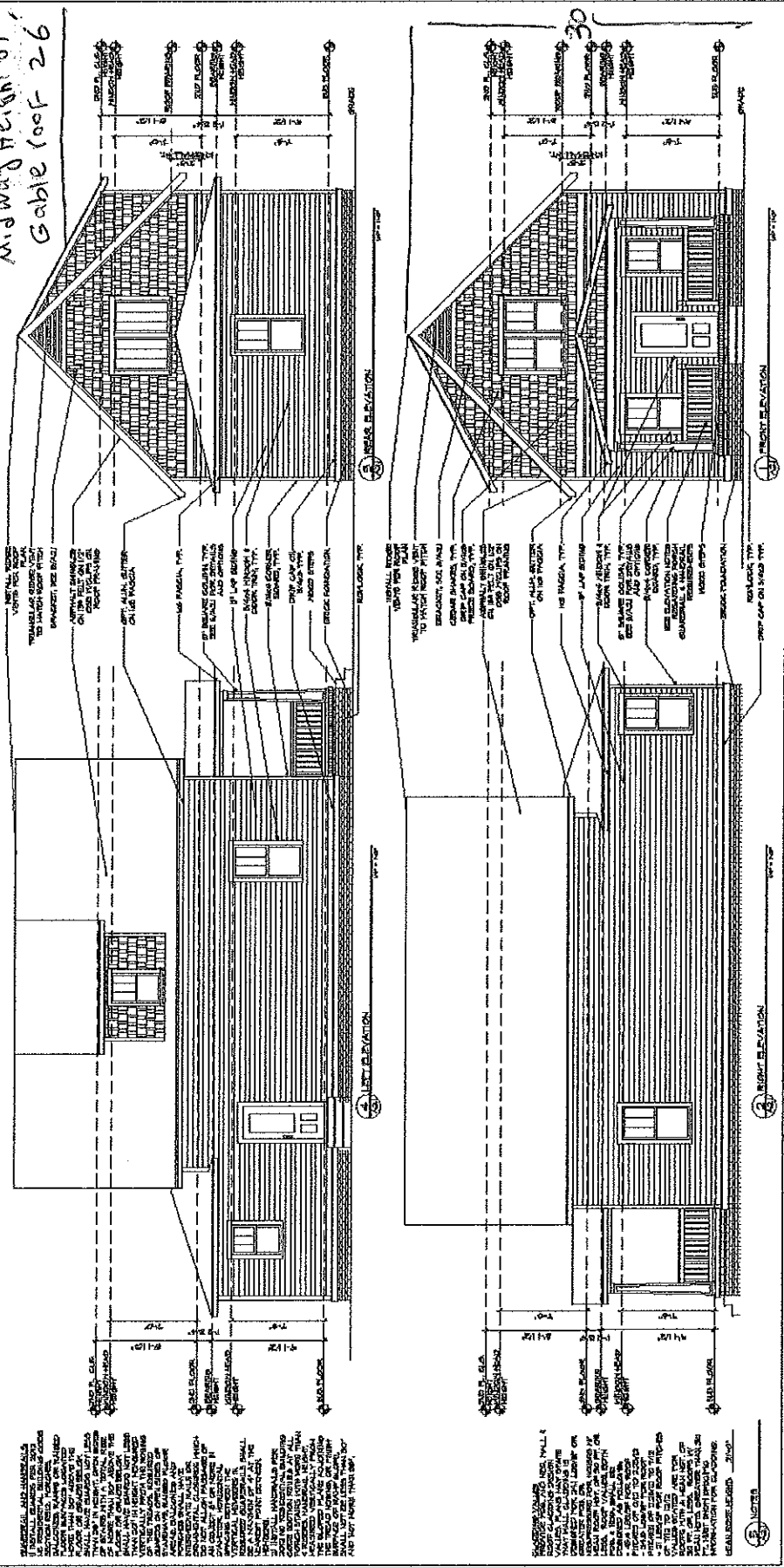
		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) We are seeking a variance of 6 feet from section 5.4.3 part F.15.g of the UDO which restricts building height to 25 feet resulting in a 1.5 story house that is 30' tall. The extra 1 foot is to provide a buffer.		Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.		

GENERAL INFORMATION		
Property Address 910 S Person St Raleigh NC 27601		Date 3/10/16
Property PIN 1703840876	Current Zoning R-10	
Nearest Intersection S Person St & Bledsoe Ave		Property size (in acres) 0.08
Property Owner Sayed Hassan Hosseini	Phone 919-601-5500	Fax
	Email hassan19@bellsouth.net	
Project Contact Person Ashkan Hosseini	Phone 919-413-1005	Fax
	Email ashkanh9@gmail.com	
Property Owner Signature 	Email hassan19@bellsouth.net	
Notary Sworn and subscribed before me this <u>11</u> day of <u>March</u> , 20 <u>16</u>	Notary Signature and Seal  	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.



midway Height of,
Gable roof 26



১৩

1

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المجلس الأعلى للدراسات والبحوث

NOTES

1000

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References

Introduction

100

111

NO. 272-236C-
1001

Block Typ, -
1 3/023 Typ.

1

ELEVATION

3

100

100

POLYMER LETTERS

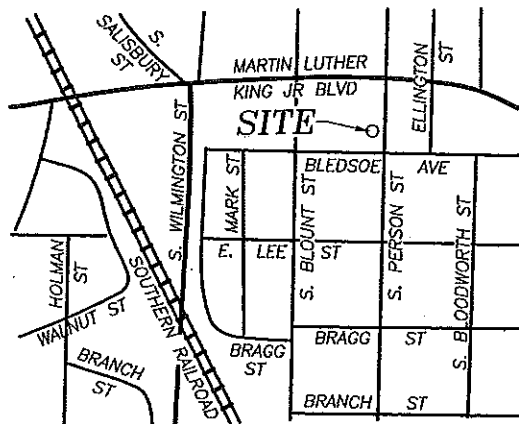
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[Signature]

A

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VICINITY MAP
(N.T.S.)

FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY
() IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA
as determined by the Department of Housing and Urban
Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1703 J
COMMUNITY # PANEL SUFFIX

Jeffrey H. Davis, PLS
PROFESSIONAL LAND SURVEYOR

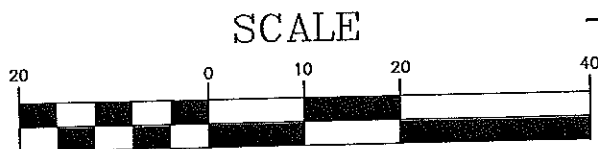
N/F NKHBM, LLC
DB 11295, PG 1963

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH ALL CITY OF RALEIGH
AND NCDOT STANDARDS AND SPECIFICATIONS



IMPERVIOUS AREA
HOUSE 980 SQ.FT.
PORCH 145 SQ.FT.
WALK 50 SQ.FT.
DRIVE 320 SQ.FT.
TOTAL 1495 SQ.FT.
44.5% IMPERVIOUS

LOT 16
PARCEL NO. 9
W.R. POOLE ESTATE
3,360 SQ.FT.
0.08 ACRES



(IN FEET)
1 inch = 20 ft.

LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER

NOTE:

THIS PROPERTY DOES NOT LIE WITHIN
2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL
OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION
ONLY AND NOT TO BE USED FOR
PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS,
FLOOD LIMITS & SETBACKS TAKEN
FROM BOM 1920, PG 131.

HARDWOOD TREE
AT CORNER (TYP)

LOT 17

N 05°51'34" E
40.00'

84.30' (TOTAL)

N 84°31'26" W

S 05°00'00" W

40.00'

3.5' RADIUS (TYP)

PROPOSED CURB CUT

CONC DRIVE

CONC WALK

PORCH

PROPOSED DWELLING

ADJOINER DWELLING

ADJOINER DWELLING

ADJOINER DWELLING

ADJOINER DWELLING

ADJOINER DWELLING

S. PERSON STREET
(66' R/W)

N 05°00'00" E 121.84'
TIE TO IRON FOUND AT
THE NORTHEAST CORNER
OF LOT 13

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision;
and that the error of closure as calculated by latitudes and departures is 1/ 10,000+; that the boundaries not surveyed
shown as broken lines plotted from information found in Book ; Page ; that this map was prepared in

[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0025031** PIN # **1703840876**
 Location Address
910 S PERSON ST

 Property Description
LO16 W R POOLE ESTATE PROPERTY BM1920-00131
[Account Search](#)
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner HOSSEINI, SAYED HASSAN (Use the Deeds link to view any additional owners)		Owner's Mailing Address 108 KINGSMILL RD CARY NC 27511-7240	Property Location Address 910 S PERSON ST RALEIGH NC 27601-2314
Administrative Data Old Map # B023-B0120-0019 Map/Scale 1703 16 VCS 01RA545 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-20 History ID 1 History ID 2 Acreage .08 Permit Date 1/4/2016 Permit # 0000127894		Transfer Information Deed Date 9/8/2015 Book & Page 16145 0077 Revenue Stamps 118.00 Pkg Sale Date 9/8/2015 Pkg Sale Price \$59,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 870	Assessed Value Land Value Assessed \$32,500 Bldg. Value Assessed \$19,544 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$52,044 Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID 0025031

PIN # 1703840876

Account
SearchLocation Address
910 S PERSON STProperty Description
LO16 W R POOLE ESTATE PROPERTY BM1920-00131[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address		Building Description	Card 01 Of 01	
910 S PERSON ST		01RA545		
Bldg Type	01 Single Family	Year Blt 1920	Eff Year 1920	Base Bldg Value \$80,788
Units	1	Addns	Remod	Grade D 84%
Heated Area	870	Int. Adjust.		Cond % D 32%
Story Height	1 Story			Market Adj. F 120%
Style	Conventional	Other		Market Adj. B 75%
Basement	Crawl Space	Features		Accrued % 29%
Exterior	Frame			Incomplete Code
Const Type				Card 01 Value \$19,544
Heating	Central			All Other Cards
Air Cond	No Air Conditio			Land Value Assessed \$32,500
Plumbing	1 BATH			Total Value Assessed \$52,044

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ	Inc Value
M	1	FR/CS	870						
A	SP	S	36						
B	OP	R	108						
C									
D									
E									
F									
G									
H									

